




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:23:13  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006503 <b>Parcel ID</b> 2140-00-002-004-0-001-00 <b>Cadastral ID</b> 2140-002-004-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25685 RUCH, TAYLOR  PO BOX 711 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00718 KLINGER <b>Subdivision</b> SHUMAN'S 1ST ADDN <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200200 - SHUMANS\PARKWEID <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70831039 -99.90156609 SHUMANS ADD BLOCK 2 LOTS W 15' OF 4; E 50' OF 5 BOOK 787 PAGE 593																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 160	 <p>FRONT OF HOUSE 4/30/2025</p>
Lot Count		
Units Buildable	4680	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,400.00 x .45 = 4,680	
Factor Value		
Adjustments		
Lot Value	4,680	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Carport - Shed Roof 1 Stalls
Remodel	PARTIAL -
Year/Eff Age	1958 / 42

FRONT OF HOUSE 4/30/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	94.62	Total Misc Impr	+ 8,684
Roofing Adj	+ 4.14	Garage Cost	+ 3,958
Subfloor Adj	+ 0.00	Total RCN	= 171,483
Heat/Cool Adj	+ 10.77	Depreciation ( 48%)	- 82,312
Plumbing Adj	+ 4.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,171
Adj Base Cost	= 114.11	Lot Value	+ 4,680
Total Area	x 1,392	Indicated Value	= 93,851
Adjusted Cost	= 158,841	Value Per SqFt	67.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,171		
Lot Value	4,680		
Indicated Value	93,851	67.42	Per SqFt
Agland Value			
Site Improvements	3,130		
Total Value	96,981	69.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	6464	12x5		60	43.38		2,603
PATC	Patio - Covered	6466	474		474	12.83		6,081



Harper

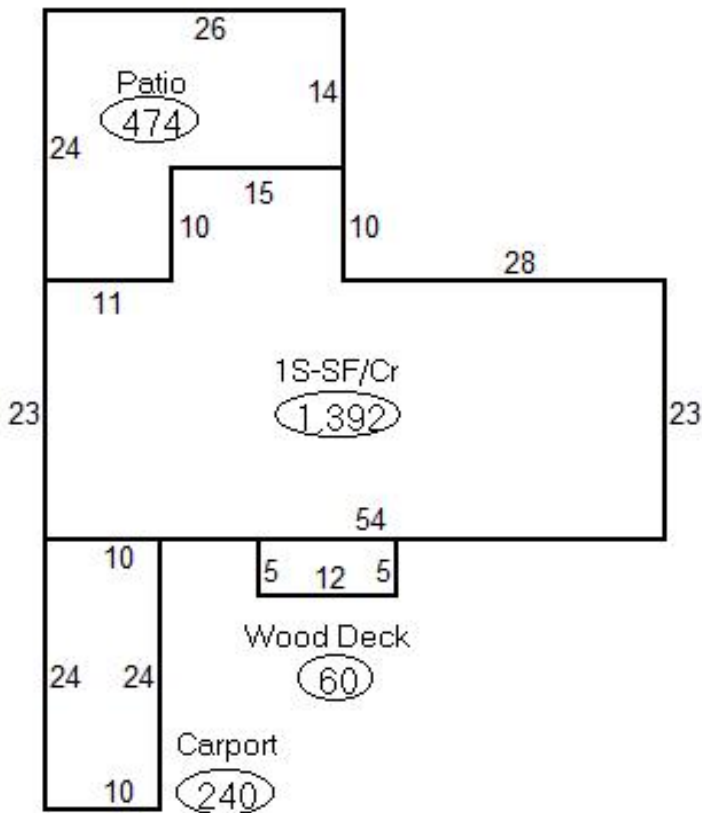
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Sketch Image

300006503



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	4		20	Carport	240	1.000	240
2	M	WODC		20	Wood Deck	60	1.000	60
3	R	1	Crawl	20	1S-SF/Cr	1,392	1.000	1,392
4	M	PATC		20	Patio	474	1.000	474
<b>Total Building Area</b>						<b>1,392</b>		<b>1,392</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood / Metal Roof	24x12x8		Formed Metal	288
	Qual	3	Cond 3	Year 2014	Eff Age 12	
				0		
	<b>Valuation Summary</b> Base Cost (18.19 x 288) 5,239		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	PACN	Paving - Concrete DRIVEWAY	30x12x0			360
	Qual	3	Cond 3	Year 1958	Eff Age 68	
	<b>Valuation Summary</b> Base Cost (4.18 x 360) 1,505		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>